

## **CHAPTER 2 PROJECT DESCRIPTION**

The DeWitt Government Center Facility Plan (2003 – 2010) presents a plan of modernization and expansion for DeWitt Center, which serves as the primary government center for Placer County. The County has proposed three specific construction projects as well as a limited demolition plan for DeWitt Center as part of the ongoing Facilities Master Planning.

### **2.1 PROJECT LOCATION**

The DeWitt Center property consists of approximately 200 acres between Bell Road on the north and Atwood Road on the south. The eastern boundary of the property is approximately 500 feet west of State Route 49, and the property stretches approximately 4,200 feet to the west. The easternmost 20 acres of the property are not included in the proposed DeWitt Government Center Facility Plan and are not considered in this EIR.

The DeWitt Government Center Facility Plan Study Area (hereafter referred to as the DeWitt Center Study Area, the study area, or the project area) is located in the North Auburn area of unincorporated Placer County. It encompasses approximately 180 acres bound on the east by vacant land adjacent to State Route 49, Bell Road on the north, Atwood Road on the south, and rural residential land uses on the west. This location is approximately three miles northwest of the City of Auburn downtown area. The project area and vicinity are shown in *Figure 2-1*.

A Home Depot store and garden center has been proposed for development on a portion of the easternmost 20 acres of the DeWitt Center property. That proposal is currently being evaluated in an EIR being prepared on behalf of the Placer County Planning Department. A single-family residential subdivision has been proposed for vacant land south of DeWitt Center Study Area. That proposal, the Atwood Ranch Unit III Subdivision, was evaluated in an EIR and Recirculated EIR prepared on behalf of the Placer County Planning Department.

### **2.2 PROJECT AREA DESCRIPTION**

The DeWitt Center Study Area includes a mix of developed and undeveloped land, with the majority of the undeveloped land located in the western portion of the project area. In the central portion, the landscape transitions from undeveloped but disturbed oak woodland to developed areas. This portion of the project area contains a decommissioned wastewater treatment plant, the County animal shelter, the Juvenile Hall, and the Main Jail. The eastern portion of DeWitt Center supports a mix of government and commercial land uses, housed within a complex of buildings originally constructed between 1943 and 1945 as a military medical hospital, known as DeWitt General Hospital. Much of the original architecture still exists at DeWitt Center. As such, the existing development in the Study Area primarily consists of one- and two-story brick barracks-style buildings interspersed with open areas. An aerial photograph of DeWitt Center is provided in *Figure 2-2*. As discussed in the *DeWitt Center Existing Conditions Report* (NFA/URS 2002), the historic integrity of the DeWitt General Hospital has been maintained despite continuing development at DeWitt Center. Most of the original buildings and roadway alignments located between Richardson Drive and First Street are still intact, and areas with rural atmosphere continue to exist within and adjacent to DeWitt Center. Some modifications have been made to both building exteriors and interiors.

## FIGURE 2-1

## FIGURE 2-2

Despite these changes, the overall context and period architecture have remained intact, thus making the eastern portion of DeWitt Center potentially eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. The history of DeWitt Center is further discussed in **CHAPTER 12, CULTURAL RESOURCES** of this EIR.

DeWitt Center is located on a ridge at an elevation of approximately 1,400 feet above mean sea level. Across the project area, elevations range between 1,375 and 1,435 feet. The majority of the area is located within the North Ravine watershed, while approximately 53 acres in the northern and eastern portions of the area are located within the Rock Creek watershed. Natural drainage features onsite include wetland swales and ephemeral drainages that drain water generally from north to south across the project area. Limited storm drains exist within the eastern portion of the project area. The majority of drainage from this portion flows across the site surface into a man-made detention basin west of the Main Jail. A human-made stormwater detention pond exists south of the jail. That pond has begun acquiring wetland vegetation and is now within the jurisdiction of the U.S. Army Corps of Engineers as a naturalized wetland. All drainage resulting from the proposed project will be directed to the existing detention basin west of the jail, which does not function as a wetland. That basin is proposed to be expanded by 80,000 cubic feet as part of the currently proposed project. Both the detention basin and the detention pond drain into swales along the southern boundary of the project area, which convey water from east to west. These drainages enter culverts that convey water under Atwood Road, into a wetland complex south of the road, and eventually into North Ravine.

An extensive network of canals and reservoirs supplies surface water for domestic use throughout the surrounding area, to the City of Auburn, and to the residential and agricultural regions of the county to the south and west of DeWitt Center. The canals are owned and operated by three different agencies: PG&E, Placer County Water Agency, and Nevada Irrigation District (NID). The two canals nearest to DeWitt Center, operated by NID, split from the Combie-Ophir Canal just northeast of the project area. The Combie 3 Canal runs along the eastern boundary of the project area in a north-to-southeast direction, and the Ophir Canal, located northwest of the DeWitt Center boundaries, runs generally northeast-to-southwest. Area hydrology is discussed further in **CHAPTER 11, HYDROLOGY AND WATER QUALITY**.

Biological resources in the project area are limited by the extent of existing development. DeWitt Center supports approximately 2.5 acres of wetlands scattered throughout the undeveloped portions of the site, and two open water ponds in the western portion of the site totaling 2.55 acres. Wetland habitats include riparian wetland, seasonal wetland, and wetland swale. Vegetation communities present in the undeveloped areas include oak woodland, pasture, riparian upland, and ruderal habitats. Ruderal habitats are found in areas subject to ongoing disturbance or that were previously disturbed and are now in the process of reverting to a vegetated or natural condition. Some special status species could occur in the natural habitat areas. Two special status bat species may occur in the developed portions of the site. **CHAPTER 9, BIOLOGICAL RESOURCES** provides further discussion of habitats and species occurring onsite.

Lands surrounding DeWitt Center are also heavily developed, as seen in the aerial photograph in *Figure 2-2*. Rural residential land uses exist west of DeWitt Center, with higher density residential land uses existing and under development south and east of the area. Adjacent to



the northwestern boundary of DeWitt Center is a self-storage warehouse facility. Office-professional land uses, such as medical offices, and residential uses exist north and northeast of DeWitt Center. Commercial land uses exist east of the area adjacent to State Route 49 (SR 49).

### **2.3 GENERAL PLAN AND ZONING DESIGNATIONS**

The project area is located within the plan area of the *Auburn/Bowman Community Plan*. This Plan designates DeWitt Center as Mixed Use, and anticipates replacement of the existing barracks-style buildings with modern office buildings laid out to form a core professional office area, location of justice/law enforcement land uses west of Richardson Drive, and new development of residential land uses on the western boundaries of DeWitt Center.

Community plan designations adjacent to DeWitt Center include Professional Office and Commercial to the northeast and Low- to Medium-Density Residential to the north and west. To the south of the project area is a mixture of Rural Residential and Medium-Density Residential land uses. The properties to the east and southeast include land-use designations for Mixed Use, Medium-Density Residential, and Office/Professional. These designations are shown in *Figure 2-3*.

Zoning designations throughout and adjacent to DeWitt Center are shown in *Figure 2-4*. Most of the project area and adjacent areas carry the Dc (Design Scenic Corridor) designation in addition to a land use zone designation. The Dc designation indicates that projects within this zone district will obtain Design Review approval before building permits can be issued. Zone designations within the project area include: C3-Dc (Heavy Commercial), OP-DR-Dc (Office Professional, Development Reserve), and OS (Open Space).

Lands to the north and east of the project area are zoned for a variety of commercial, multi-family residential, and office uses. To the south, zoning primarily supports various densities of residential land uses and small areas of office uses. Lands to the west are zoned for rural residential land uses.

### **2.4 PROJECT OBJECTIVES**

Based on the *Comprehensive Facilities Master Plan* (1993), the County has identified the following current objectives for facility development at DeWitt Center:

1. Consolidate County services in DeWitt Government Center to insure effective and efficient delivery of government services to the citizens of the county.
2. Remove aged, outdated, and potentially hazardous building inventory.
3. Improve working conditions for County staff and the public accessing government services.
4. Consolidate land development departments to facilitate improved customer service and interdepartmental communication.
5. Consolidate public safety services (Sheriff, Dispatch, 911, District Attorney, and Probation) in a secure and structurally sound essential facility in close proximity to the existing detention facilities.

## FIGURE 2-3

## FIGURE 2-4

6. Improve the conditions and capacity of the Children's Emergency Shelter and Women's Center and provide a more residential atmosphere for these facilities while keeping the centers in close proximity to other government and social services.

## 2.5 PROJECT DESCRIPTION

The County has developed the DeWitt Government Center Facility Plan (2003-2010) to meet the objectives defined above. The plan proposes four improvement projects and associated building demolition to occur within the next seven years. The development plan includes construction of two new office buildings, future construction of a Children's Emergency Shelter and a Women's Center, and demolition of 24 existing buildings (or portions thereof) and associated temporary structures. Proposed demolition includes four of the buildings that house the Bell Gardens apartments, the existing Sheriff's Department facilities (three buildings and three temporary structures) and four other buildings in the northern portion of DeWitt Center, the decommissioned wastewater treatment plant (WWTP), which includes three buildings, tanks, and concrete lined ponds, and ten buildings (or portions thereof) between C and D Avenues that are currently used predominantly for County offices and storage. The location of each project component is shown by project phase in *Figure 2-5*. Project phases are defined below. *Figure 2-6* identifies buildings throughout DeWitt Center by building number.

The proposed construction would include the Land Development Building (LDB), a two-story office building to house all County departments that govern land development. This building would be located in the northwest corner of DeWitt Center. The proposed construction would also include the Auburn Justice Center (AJC), another two-story office building in the central portion of DeWitt Center, north of the existing Main Jail, which would house the County justice departments. An Ancillary Building adjacent to that office building would house storage areas and a shooting range. In addition to the two buildings and associated parking, the justice complex would include a 160-foot tall radio communication tower, which would replace the existing radio tower located in the northern portion of DeWitt Center.

The Children's Emergency Shelter (CES) and Women's Center (WC) projects would be located in the western portion of DeWitt Center. The uses associated with these facilities are more residential than office/commercial in nature. The proposed location of these facilities provides physical separation from the rest of DeWitt Center for these distinct land use types. Access to this site would be provided via a new roadway off of Atwood Road. The County proposes to construct the new CES and provide a site and infrastructure for the WC, which will be constructed by a non-profit service provider on a site adjacent to the CES. At this time, only preliminary plans for the CES and WC projects are available for review. This EIR provides a program-level review of these proposed facilities, with project level review of the proposed provision of roadway access, rough site grading, and infrastructure (i.e., sewer and water lines) to the site. Additional project-level environmental review of the CES and WC projects pursuant to the CEQA requirements will be completed prior to construction of these facilities.

### Planning and Development Context

In addition to the development visions for DeWitt Center expressed in the *Placer County General Plan*, the *Auburn/Bowman Community Plan*, and the *North Auburn Community Development*

figure 2-5

Figure 2-6 11x17

Strategy and Design Guidelines, development at DeWitt Center is guided by the County Comprehensive Facilities Master Plan (CFMP). This plan calls for the consolidation of government facilities in order to increase the efficiency and effectiveness with which government services are provided to the public. The currently proposed projects are designed to improve the provision of government services to the public, increase the efficiency of the provision of services, improve working conditions of County staff, alleviate overcrowding conditions, and insure accessibility to County services and facilities.

In the past ten years, improvements and new construction at DeWitt Center have included the expansion of the Main Jail facility, construction of a new Central Kitchen, construction of the Finance Administration Building, and construction of the Juvenile Hall. Excavation of the onsite stormwater detention ponds and basin occurred concurrent with these development projects. The County is also currently implementing plans for construction of a South Placer Justice Center, located in the City of Roseville. Upon completion of that facility, in January 2007, it is anticipated that approximately 249 County employees currently housed at DeWitt Center will transfer to the new facility.

DeWitt Center is located within the jurisdiction of the *Placer County Airport Land Use Compatibility Plan*, which addresses land uses surrounding airports within Placer County with respect to noise and safety issues. The Auburn Municipal Airport Compatibility Map designates the northeast corner of DeWitt Center as Zone C2, and the rest of DeWitt Center as Zone D. Zone C2 areas are those that experience regular overflights by aircraft approaching and departing the airport, but the overflights are not as frequent and/or are at higher altitude than in zones closer to the airport. Safety concerns are focused on land uses involving high concentrations of people, particularly risk-sensitive uses such as schools and hospitals. Zone D areas experience less frequent overflights, and at higher altitudes than overflights in Zone C2. Safety issues in Zone D relate to flight hazards, such as glare or structure height. No restrictions on types of land uses are applicable to Zone D (Placer County Airport Land Use Commission 2000).

DeWitt Center is located outside the 55 dB Community Noise Level contour, but is located within the "Airport Influence Area" as designated on Exhibit 4G of the Airport Land Use Compatibility Plan. As such, DeWitt Center does experience some noise impacts from airplane overflights. Noise impacts of the airport on the proposed construction are evaluated in CHAPTER 8, NOISE of this EIR.

### **Project Phasing**

The DeWitt Government Center Facility Plan (2003 – 2010) includes multiple interrelated phases of relocation, new construction, and demolition. The attached graphic schedule, *Figure 2-7*, illustrates the plan components, their dependencies, and scheduled performance. The primary plan components are described below:

#### ***Phase A***

Relocation of residents of Bell Gardens Buildings 2 and 3, demolition of the decommissioned WWTP, and demolition of four buildings (2 through 5) of the Bell Gardens Apartments (Buildings 4 and 5 are currently vacant). Phase A will occur between March 2003 and April 2004.

### **Phase B**

Construction of Land Development Building (LDB). Phase B will occur between May 2004 and November 2005.

### **Phase C**

Construction of Auburn Justice Center (AJC). Phase C will occur June 2004 through December 2005. This phase also includes placement of a culvert in the wetland swale located within the security perimeter of the jail. Expansion of the stormwater detention basin west of the Main Jail will also occur during this phase.

### **Phase D**

Rough site grading and provision of infrastructure for the Children's Emergency Shelter (CES) and Women's Center (WC). This EIR provides project-level analysis of the rough grading and provision of infrastructure and program-level analysis of construction and operation of these facilities. Construction of the Children's Emergency Shelter is expected to occur between May 2005 and May 2006, while construction of the Women's Center is anticipated between August 2004 and November 2005. Subsequent project-level environmental review will be conducted prior to facility construction for each project.

### **Phase E**

Transfer employees currently occupying the Buildings 102 through 107 to the LDB. This transfer will occur in November and December 2005. Transfer employees from Buildings 15 through 18 to buildings vacated by the land development departments. These transfers can occur from January 2006 through June 2006.

### **Phase F**

Transfer Sheriff and portions of the District Attorney and Probation staff from throughout DeWitt Center to the new Auburn Justice Center. These transfers will occur between December 2005 and February 2006. Subsequent to this relocation, the demolition of Buildings 1, 7, 8, and 15 through 18 can proceed between February 2006 and June 2006. This will permit the expansion of the new LDB parking area to accommodate additional staff and public parking. Parking lot expansion will occur between March and August 2007.

### **Phase G**

Phase out the occupancies of Buildings 204B, 205B, 206B and 207A&B, between November 2005 and October 2006. This will include relocation of the Women's Center to its new facility and relocation of incidental storage to other locations. Relocation of the Women's Center will occur between November 2005 and January 2006.

### **Phase H**

Demolition of Buildings 204B, 205B, 206B and 207A&B, which were vacated in Phase G. Phase H will occur between October 2006 and January 2007.



Figure 2-7 11x17

### **Phase I**

Phase out the remaining occupancies of Buildings 212A&B through 217A&B. These transfers will occur between January 2005 and December 2007. This includes moving the Children's Emergency Shelter into its new facility between May and July 2006 and the remainder of the District Attorney and Probation to the South Placer Justice Center between November and December 2007.

### **Phase J**

Demolition of buildings 212A&B through 217A&B, which were vacated in Phase I. Phase J will occur in December 2007 through March 2008.

### **Detailed Phase Descriptions**

#### **Phase A: Building and Facility Demolition**

This phase includes the demolition of the decommissioned wastewater treatment plant (WWTP) located between the onsite open water pond and the existing Animal Shelter. This plant was originally constructed in 1943 and operated until 1982. The WWTP site is located within a portion of DeWitt Center identified as an historic district potentially eligible for listing in both the National Register of Historic Places and the California Register of Historical Resources. Facilities existing at this site include a two story wood and masonry incinerator building (Building 503), a one story masonry "control house" (Building 504), a ±18,000 square foot area containing biofilters and settling tanks (Building 506), several small concrete slabs, a ±324 square foot "chlorine contact tank," and a sludge digester – which is an above-ground tank with a diameter of 35 feet and maximum height of 27.5 feet. Following completion of the proposed demolition, many areas of concrete pads/floors would remain at the site. The demolition plan proposes placing one-foot diameter holes through the remaining concrete every ten feet to allow some infiltrations of water through the ground surface and free flow of water throughout the site, which would be graded to direct all runoff into the open water pond adjacent to the western boundary of this site. Some underground pipes at this facility may be wrapped in asbestos-containing insulation. Assessment and treatment of this condition is discussed in **CHAPTER 14, HAZARDS AND HAZARDOUS MATERIALS** of this EIR.

This phase also includes the demolition of Buildings 2, 3, 4, and 5 of the Bell Gardens Apartments, located in the northern portion of DeWitt Center. While Buildings 2 and 3 are currently occupied, Buildings 4 and 5 have been unoccupied since November 1998. The demolition would remove 32 units from the county's supply of affordable housing, thirteen of which are currently occupied. The Placer County Board of Supervisors has adopted a relocation plan developed with the assistance of an affordable housing consultant group, in accordance with State law. This plan will make relocation assistance available to residents of the Bell Gardens Apartment units in Buildings 2 and 3. Impacts to the county's supply of affordable multi-family housing are evaluated in **CHAPTER 4, LAND USE AND HOUSING**.

Phase A accounts for demolition of three buildings at the WWTP site, and four buildings that currently house the Bell Gardens Apartments, for a total of seven buildings.

### **Phase B: Land Development Building**

Construction of the LDB to house departments responsible for development review and approval comprises Phase B. This project phase will improve interdepartmental efficiency and provide a single facility for public access to development related services. The following departments are proposed to be located in the LDB: Air Pollution, Building, Environmental Health, Planning, and Public Works.

The proposed LDB site is situated on a ±8.8-acre portion of APN 051-120-10, fronting Bell Road between Richardson Drive and East Drive, west of Buildings 9 and 10, which are a portion of the Bell Gardens Apartments, and north of the new Finance Administration Building. This site comprises the northwest corner of DeWitt Center, and is zoned OP-DR-Dc. The proposed LDB is a permitted use within this zone district, subject to zoning clearance. The DR-Dc designations require the completion of Design Review procedures. Refer to *Figure 2-5* for the LDB site location, and *Figure 2-6* for the locations of Buildings 9 and 10.

### **Site Description**

The LDB site is currently highly developed, limiting the vegetation to lawns and scattered trees and shrubs. The northern portion of the site is currently covered by lawn and several types of ornamental trees. The southern portion supports seven brick buildings and three temporary storage/portable structures, which are interspersed with a variety of ornamental trees, shrubs, and lawn. Many of the trees are significant in size; the large oak tree near the center of the site is particularly noteworthy. Impacts related to removal of trees and vegetation is discussed in CHAPTER 5, AESTHETICS and in CHAPTER 9, BIOLOGICAL RESOURCES.

### **Existing Land Uses**

The seven brick buildings (Buildings 1-5, 7, and 8) at the LDB site total 74,121 square feet. The Placer County Sheriff's Department uses three of these buildings and four are multi-family housing units known as the Bell Gardens Apartments, of which two are vacant. Additionally the three temporary structures onsite are used by the Sheriff's Department and are located within a gated complex that encompasses all of the Sheriff's Department's buildings on the site. All seven brick buildings and three temporary structures are proposed for demolition to accommodate the LDB and associated parking lot. The Sheriff's Department buildings will be replaced through construction of the proposed Auburn Justice Center in Phase C of the proposed plan. Demolition of Buildings 2 through 5 is included in Phase A of the proposed plan while Buildings 1, 7, and 8 and the three temporary buildings would be demolished in Phase F.

### **Proposed Project**

The LDB will be contained in a two-story structure; it has a footprint of 53,598 square feet with 43,718 square feet on the second floor. Approximately 12,000 square feet of paving is proposed to construct a patio around the front entrances to the proposed building. *Figure 2-8* shows the conceptual site plan for the proposed LDB. The building design and landscaping will be reviewed during the Design Review process. Full size site plans drawn to scale will be submitted to the Design Review Committee at that time.

**FIGURE 2-8**

The LDB is anticipated to house the offices of a variety of County departments and has been designed for flexibility in adapting to new uses, as needed. The County departments in the facility at initial occupancy will include the Building Department, Planning Department, Public Works, Environmental Health, and the Air Pollution Control District. In addition, a public hearing room for the Placer County Planning Commission will be located within the building. This move will further consolidate government services at DeWitt Center and relieve overcrowded conditions currently experienced by these departments, as well as accommodate anticipated growth through the year 2016 (as projected in the CFMP). Currently, each of these departments is located in separate buildings along B Avenue in DeWitt Center.

Initially, this consolidation will result in the transfer of 219 employees from other DeWitt facilities. Approximately 87 employees are expected to be added by 2010. Hours of operation at the LDB will typically be 7:30 a.m. to 6:00 p.m., with occasional after-hours operation due to meetings by the Planning Commission and other public hearings.

### **Building Structure**

As shown in *Figure 2-9*, the proposed building will have a brick façade and will be two stories, with a sloping metal roof. These design features were selected due to the similarity with the newly constructed Finance Administration Building and Juvenile Detention Center. It also has detailing, materials, and features consistent with the Placer County Design Guidelines and reminiscent of numerous structures found in Placer County that are rural in nature or reflective of the history of the project area.

The public areas of the proposed building include the entrance lobby, public restrooms, a public vending machine area, and a conference room. These facilities are located in the southernmost portion of the building. Northeast of the entrance lobby is the public hearing room, which will accommodate approximately 135 audience members. The room is designed with a movable partition that will allow the southern portion of the room to be used separately from the hearing chambers. Projection screens are proposed to be placed at the front and back of the room, with a display board along the western wall in the front one-third of the room.

Northeast of the entrance lobby is the public counter and resource library associated with the land development departments. The public counter will be staffed by each of the departments housed in the LDB, with two workstations at the counter for each department. An information desk is proposed for the eastern end of the counter. The Resource Library will provide seating for approximately 10-20 people, and three computer workstations. It is anticipated that the library will provide the public with access to reference material pertinent to each of the departments housed in the LDB. For example, land owners could research zoning data for their property, review the Community Plan for their area, and review Best Management Practices for controlling stormwater runoff and pollution.

The remaining space is proposed for use as offices. The first floor will accommodate the Land Development division of the Department of Public Works, the Environmental Health Department, the Building Department, and approximately half of the Planning Department. The first floor also provides approximately 8,400 square feet of storage, equipment, conference room, break room, and restroom spaces. The majority of workspaces in the structure are anticipated to be open office systems furnishings.

**FIGURE 2-9**

A winding stairway is proposed at the eastern end of the public counter to provide access to the second floor of the LDB. This floor is proposed to contain additional office space for the Environmental Health and Planning departments, as well as space for the Air Pollution Control District, the Public Works Administration division, and the Public Works Transportation and Engineering division. The second floor also provides approximately 4,000 square feet of storage, equipment, and restroom spaces.

### **Parking and Circulation**

Parking lots are currently positioned along A Avenue, along Richardson Drive west of Building 5, and within the Sheriff's Department building complex. New parking will be located in the southern portion of the site and will be constructed in two phases—the southeast section will be provided after initial building occupancy. Approximately 400 total parking spaces will be built, with 200 of them constructed during Phase F of the proposed plan, following completion of the Auburn Justice Center and subsequent demolition of Buildings 1, 7, and 8. The *Placer County Zoning Ordinance* requires that one parking space be provided for every 300 square feet of office building space. This corresponds to a requirement for 311 parking spaces at this building. At initial occupancy, the building will not be fully occupied. Provision of 280 parking spaces is anticipated to be sufficient to accommodate parking demand for employees and visitors during the first year of building occupancy.

Roadway improvements associated with this Phase of the facility plan include widening of the south side of Bell Road, and the addition of curb, gutter, and sidewalk along the LDB site's frontage on Richardson Drive and Bell Road. No access to the parking lot is proposed directly from Richardson Drive. Access to the parking lot from the west will be provided via DeWitt Drive on the south side of the proposed lot. Therefore, the proposed construction will not add any new driveways or intersections on Richardson Drive.

A Avenue and West Drive are proposed for abandonment. The proposed building is located at the west end of A Avenue. Minor changes to the existing configuration, location, and length of East Drive are proposed, alterations as necessary to accommodate the relocation and reconfiguration of the loop connecting East and West Drives and conversion of this drive from a one-way road to a two-lane, two-way road.

### **Pedestrian and Bicycle Facilities**

The conceptual plan for the LDB indicates that sidewalks and pathways would be provided along the building site's frontage on Richardson Drive and Bell Road. These sidewalks would provide pedestrian access to the proposed building from adjacent areas and from other locations within DeWitt Center. Bicycle parking racks are proposed to be provided within the parking lot, as discussed in CHAPTER 6, TRANSPORTATION AND CIRCULATION.

In compliance with the *Auburn/Bowman Community Plan*, a segment of a Class I trail is proposed to be constructed along Richardson Drive in the vicinity of the LDB. *Figure 2-10* shows the Class I trail network around the developed area of DeWitt Center that is envisioned by the Community Plan, as well as the segments proposed for construction within the DeWitt Government Center Facility Plan.

## FIGURE 2-10



### **Phase C: Auburn Justice Center**

Phase C consists of the construction of the Auburn Justice Center. Employees would be transferred from throughout DeWitt Center to occupy the Auburn Justice Center, with the majority of the employees being transferred from the sheriff's offices currently housed in Buildings 1, 7, and 8 and Temporary Structure 6.

In March 1999, Placer County completed an update of its *Criminal Justice Facilities Master Plan*. The Master Plan update recommended that the County proceed with construction of a building that will meet the Sheriff's Department's needs, including space for the Probation Department and District Attorney, on a site where all departments will be within walking distance of the Main Jail and Juvenile Hall. The headquarters for all County criminal justice departments are located at DeWitt Center, with auxiliary branch offices located throughout the county. County staff evaluated several potential building sites to accommodate this facility and identified a preferred location for the Auburn Justice Center (AJC) adjacent to and north of the Main Jail, east of the new Juvenile Hall. Refer to *Figure 2-5* to see the AJC site location. The AJC site is situated on portions of APNs 051-120-10 and 051-120-06, and consists of  $\pm 10$  acres west of Richardson Drive. This site is currently vacant, with the exception of a few small parking lots and roadways. The site is zoned C3-Dc. Offices and storage uses are permitted in this district.

### **Site Description**

While the AJC site is primarily vacant, it is characterized by a high level of disturbance as a result of previous grading operations in the vicinity. Scattered trees exist on portions of this site. A wetland swale exists in the southern portion of the site, which flows to a culvert passing under the Main Jail. An area of ruderal vegetation (previously disturbed lands in the process of reverting to a vegetated or natural habitat condition) exists on the southern side of this swale. The AJC site slopes down gradually from the northeast and will require cut and fill areas to provide level building sites.

### **Existing Land Uses**

The AJC site presently contains an access road to the Central Kitchen (which provides food service primarily to the justice facilities at DeWitt Center), and provides overflow parking for employees in Building 102, which houses the Placer County Planning Department. This parking lot will be eliminated and the existing access road will be reconfigured as part of the AJC construction. Access to the Central Kitchen will be provided via B Avenue through the parking areas associated with the AJC. The remainder of the site on which the AJC will be constructed is vacant, as depicted in the aerial photos shown in *Figures 2-2* and *2-5*.

### **Proposed Project**

The new AJC will accommodate the Sheriff's Department and portions of the District Attorney and the Probation Department, which are presently housed in outdated and inadequate facilities located throughout DeWitt Center. The proposed AJC consists of two new buildings. Refer to *Figure 2-11* for a conceptual site plan.

The main new building will consist of a two-story structure, with a 36,540-square-foot footprint, and  $\pm 30,725$  square feet of space on the second floor. Approximately 5,000 square feet of paving

Figure 2-11

is proposed to construct an entrance patio at the northwest corner of the site, adjacent to the intersection of Richardson Drive at B Avenue. An additional 4,800 square feet of paving is proposed to construct an employee-use courtyard between the building and the parking lot. The building will provide office space for the Sheriff's Department, including the divisions of Administration, Support Services, Field Services, Communication Services, and other support staff. The new building will also provide space for portions of the District Attorney and the Probation Department. The Ancillary Building, which will consist of 27,960 square feet, will provide space for evidence storage, training, range, and storage facilities.

Construction of the AJC will accommodate the transfer of employees from the existing Sheriff's, District Attorney's, and Probation department offices located throughout DeWitt Center. Initially, this will result in the transfer of 203 employees. Approximately 29 new employees are expected by 2010 and another 18 employees by 2022. The majority of the employees in the Sheriff's Department work shifted hours, i.e. 7:00 am to 4:00 pm or other non-peak hours, while employees in other departments and some Sheriff's Department employees work standard hours (8:00 am to 5:00 pm).

### **Building Structure**

The main building is proposed to include a public lobby that will provide access to each of the departments housed within this building. Separate staff-only entrances for each department are also proposed. The building is proposed to have architectural elements similar to the Juvenile Hall and the Finance Administration Building, including a combination of sloping and flat metal roofs, with brick, masonry, and stucco exterior finishes. This building will also include storefront window type sections. *Figure 2-12* shows the building elevations.

Interior components of the main building will include the public lobby, conference rooms, a break room, community meeting room (both for public use and internal department use), 911 dispatch and radio rooms, evidence storage, lab, shooting range, vehicle maintenance, weapons armory, and satellite dishes/antennas.

The lab and evidence unit are anticipated to continue to handle small amounts of hazardous materials, including drugs, weapons, and lab supplies. These materials are discussed in **CHAPTER 14, HAZARDS AND HAZARDOUS MATERIALS** of this EIR.

The Ancillary Building will be attached to the main building, and will be built with similar architectural details. It will be used primarily for storage and training, not for provision of government services. This building will be one-story high and will be located south of the main building. The roofing and exterior finishes will be the same as the main building. Storage uses will include evidence rooms, equipment rooms, vehicle maintenance supplies, general office supplies, community services supplies, and specialized patrol units (i.e., bicycle, equine, and canine).

In addition to normal services areas, this project Phase also proposes a radio tower for communication services shared by the Sheriff's service (i.e. patrol, dispatch, OES) and leased to other private service providers. The new tower will be erected with an adjacent radio equipment room. The tower is a structural, open truss, non-cable stayed tower with a base size

## FIGURE 2-12

of 625 square feet and a height of 160 feet. The radio equipment building will be 16 square feet adjacent to and of similar construction as the Comm/IT building, which is located in the northwestern portion of the AJC site. A security wall six feet in height made of masonry and stucco would surround the communication complex on the south and east sides. The existing radio tower, located near the existing Sheriff's Office (Building 1) will be removed when the new tower is placed in service.

### **Parking and Circulation**

Three types of parking will be provided for the AJC—public lots, non-secure staff lots, and secure (fenced) staff lots. Demand for public parking is anticipated to be low, based on existing parking patterns at the current criminal justice facilities within DeWitt Center. A public parking lot will be located northwest of the building, and across B Avenue. The public parking for the main conference/community meeting room is expected to require approximately 75 spaces, which will be used mostly in the evenings and weekends. Staff parking areas associated with the main building and Ancillary Building will be provided in the southern portion of the AJC site and will be fenced. Access to these lots, which will be used for patrol vehicles, evidence, and investigation units, will be controlled with programmable card readers.

In addition to the parking described above, 85 spaces that currently exist on the north side of the Main Jail will be preserved for uses associated with the jail. Currently, half of these existing spaces are on asphalt-paved stalls and half are on gravel stalls. This project phase includes paving all of the unpaved parking spaces.

Roadway improvements associated with this Phase include widening of Richardson Drive and the addition of curb, gutter, and sidewalk. The Phase includes a 6-foot wide meandering sidewalk along Richardson Drive and a Class II bike lane, both on the south side of Richardson Drive only. The sidewalk will be extended along B Avenue to provide pedestrian access to the Juvenile Hall, west of the proposed AJC.

Vehicular access to the AJC will be from B Avenue off of Richardson Drive. Primary access to the AJC, including access to public parking lot, will be from B Avenue, with additional access to the fenced parking areas from Richardson Drive. This Phase of the project does not include any new driveways on Richardson Drive or any on-street parking. The existing access from B Avenue to the Juvenile Hall facility will not be affected by the development of the proposed AJC.

### **Pedestrian and Bicycle Facilities**

As with the proposed LDB, the conceptual plan for the AJC includes sidewalks and pathways provided along the building site's frontage on Richardson Drive and bicycle parking racks in the public parking lot, as discussed in **CHAPTER 6, TRANSPORTATION AND CIRCULATION**. Also, the proposed AJC construction includes provision of a segment of a Class I trail along Richardson Drive in compliance with the *Auburn/Bowman Community Plan* trail network shown in *Figure 2-10*.

### **Phase D: Children's Emergency Shelter and Women's Center**

The final construction component in the proposed DeWitt Government Center Facility Plan (2003 – 2010) is the rough grading and provision of infrastructure for the Children's Emergency Shelter and Women's Center (CES and WC). These facilities will be constructed in the future as separate projects and will require subsequent project-level environmental review prior to construction.

The County's CES serves as a shelter for children who have been removed from their homes due to abuse or neglect. The WC provides emergency and transitional housing for women with substance abuse and domestic violence issues. These services are currently provided in the northeast portion of DeWitt Center. The existing facilities are overcrowded and outdated and do not provide adequate counseling areas. The existing WC provides 15 emergency beds, which have an average length of stay of 26 days, and 10 transitional housing beds, which have an average length of stay of 5 ½ months.

The Zoning Administrator has reviewed the zoning ordinance and determined that the residential, medical, and educational uses associated with the proposed CES and WC are conditionally permitted uses in the zone district of the proposed site as they are not specifically identified elsewhere in the ordinance and are similar in character to child/adult day care centers and/or medical services clinics and extended care. They will each require a Conditional Use Permit prior to construction.

As part of the currently proposed DeWitt Government Center Facility Plan, the County proposes to conduct rough site grading and to install necessary infrastructure extensions for the CES and WC facilities. The County also anticipates constructing new facilities for the CES. As discussed above, this EIR provides project-level analysis of the grading and provision of infrastructure, but not of the proposed construction. Subsequent environmental review will address construction and operation related impacts of the proposed CES. The WC would be constructed in the future by a non-profit service provider. Subsequent environmental review of that facility will be the responsibility of the non-profit that proposes to construct it.

Both facilities are proposed to be located in the southwestern portion of DeWitt Center, on a portion of APN 051-120-07. The site consists of ±7 undeveloped acres at the western boundary of the DeWitt Center. The proposed CES will consist of a ±20,500 square-foot residential facility with 30 beds, health and auxiliary facilities, and a school. The WC is anticipated to total ±16,000 square feet of construction, including up to ten independent living units.

### **Site Description**

The proposed CES and WC sites are undeveloped and currently supports oak woodland habitat. Given the site's natural setting and proximity to an open water pond and associated wetland habitats, the site has potential to support some special status species. In addition, trees in the area could support nesting raptors. These conditions and potential impacts are evaluated in **CHAPTER 9, BIOLOGICAL RESOURCES**.

Topography at the CES and WC sites are more varied than elsewhere in the DeWitt Center study area. This site supports gently rolling topography, as well as a number of old debris piles

that have been overgrown with vegetation. Investigation and disposal of the material within these piles will be necessary prior to facility construction.

### **Existing Land Uses**

As shown in *Figure 2-5*, the CES and WC sites are vacant. Rural residential land uses exist west and south of this site. This site is directly southwest of an existing unpaved access road located south of the onsite open water pond. This road travels east-west between the CES and WC sites and the central portion of DeWitt Center, traversing the dam at the open water pond. As this project Phase does not include use of this road, no improvements to it are considered. Access to the site is proposed to be from Atwood Road. **CHAPTER 6, TRANSPORTATION AND CIRCULATION** considers the impacts to Atwood Road resulting from this new access roadway.

### **Proposed Project**

The County proposes to conduct rough site grading and provide infrastructure for the CES and WC. The County will undertake construction of the CES under a separate environmental analysis. Construction and operation of the WC, which will be the responsibility of a non-profit service provider are evaluated at the programmatic level in this EIR as these actions are a component of the County's facility plan. Subsequent project level review of the WC in accordance with CEQA is expected to be conducted prior to construction.

The preliminary site layout shown in *Figure 2-13* has been designed to minimize impacts to the oak trees on the CES and WC sites. The proposed construction will allow for the transfer of existing services from elsewhere within DeWitt Center and an expansion of services. Specifically, the facilities will be able to house 27 additional clients at the WC and 5 additional children in the CES, and will be able to provide improved counseling and educational services to all residents of these shelters.

### **Building Structure**

The CES requires approximately 12,500 square feet of residential space, including bedrooms, bathrooms, common living areas, and kitchen, laundry, and storage facilities. Administration facilities, including office space for supervisors and social workers, mechanical equipment rooms, and educational facilities require an additional  $\pm 8,000$  square feet. Educational facilities are proposed to include two classrooms, two restrooms, staff areas, storage, and a small gymnasium. The educational facilities will be shared with the WC. The CES facilities are proposed to be located in the central portion of the site.

The WC facilities are proposed to include a  $\pm 8,000$  square foot core facility and up to ten independent living units, approximately 800 square feet each. The core facility will house the WC administration, program facilitation, food service, counseling, and some residential spaces. The living units will be constructed as multi-family units distributed through the site north of the core facility. The building styles will incorporate residential features and minimize any institutional appearances. Depending on funding, the duplex units may be constructed in phases.

**Figure 2-13**



### **Provision of Public Services**

As the CES and WC sites are currently undeveloped, no public services are provided to the site at this time. However, services are available in proximity to the site. Treated water is currently provided to DeWitt Center by the Placer County Water Agency (PCWA). PCWA and the Nevada Irrigation District (NID) are currently evaluating the transfer of the western portion of DeWitt Center to NID for water service. Sufficient water is available from NID to serve this site from a water main along Atwood Road.

Provision of other public services is also expected to require extension of infrastructure for wastewater transmission, electricity, telephone, and television services. Solid waste collection will be provided by the Auburn Placer Disposal Service. Infrastructure and service needs are assessed in **CHAPTER 13, PUBLIC SERVICES AND UTILITIES**.

### **Parking and Circulation**

Access to the site is proposed from Atwood Road. This will accommodate the separation of the CES and WC from the institutional land uses within the central and eastern portions of DeWitt Center and provide a more residential atmosphere. Preliminary site plans provide an access driveway at the western boundary of the DeWitt Center property. Potential traffic safety issues related to sight distance and creation of a new intersection are evaluated in **CHAPTER 6, TRANSPORTATION AND CIRCULATION**.

#### **Phase E: Employee Transfers**

Phase E begins with the transfer of 219 employees from Buildings 102 through 107 to the new LDB. Buildings 102 through 106 would then be reoccupied with employees currently housed in Buildings 15 through 18.

#### **Phase F: Employee Transfers and Building Demolition**

This Phase includes the transfer of Sheriff, District Attorney, and Probation staff to the new AJC. Demolition of the existing sheriff's office buildings and associated structures and Buildings 15 through 18 would proceed upon completion of the transfer. These buildings are located in the southeastern portion of the LDB parking area. Following demolition, the LDB parking lot would be completed, providing the additional 200 parking spaces for this facility. Phase F accounts for demolition of three buildings currently used by the various justice departments, and four of the "barracks-style" buildings north of B Avenue, for a total of seven permanent structures. Phase F also accounts for demolition of three temporary structures.

#### **Phase G: Employee Transfers**

Phase G consists of the relocation of the storage in Buildings 204B, 205B, 206B and 207A&B. This includes the move of the Women's Center to its new facility.

#### **Phase H: Building Demolition**

Demolition of Buildings 204B, 205B, 206B and 207A&B comprises Phase H. Following demolition, the site would be covered with approved materials to control soil erosion. To preserve the site for future building construction, no extensive, large scale plantings would be

undertaken as part of the site landscaping. Phase H accounts for demolition of one complete building and portions of three other buildings.

#### **Phase I: Employee Transfers**

Phase I consists of the phasing out of remaining occupancies of Buildings 212A&B through 217A&B. This includes moving the Children's Emergency Shelter to its new facility and the remainder of the District Attorney and Probation Department moving to the new South Placer Justice Center.

#### **Phase J: Building Demolition**

Buildings 212A&B through 217A&B, which would be vacated with the transfers proposed in Phase I, would be demolished under Phase J. As above, following demolition, the site would be treated to control soil erosion. No extensive, large-scale plantings would be included in the site landscaping. Phase J accounts for demolition of six complete buildings.

### **2.6 ENTITLEMENTS AND REQUIRED APPROVALS**

A variety of entitlements are required for each project phase. They are listed in *Table 2.1*. Adoption of the Housing Relocation Plan under Phase A by the Placer County Board of Supervisors occurred March 18, 2003. Due to the small number of housing units being demolished, the Relocation Plan does not need approval by the State of California Department of Housing and Community Development.

**Table 2.1**  
**Entitlements and Required Approvals**

<b>Project Phase</b>	<b>Entitlement/Approval</b>	<b>Responsible Agency</b>
Phase A	Approval of Housing Relocation Plan	Board of Supervisors
	Approval of Hazardous Material Abatement Program for demolition of WWTP and Buildings 2 through 5	Board of Supervisors Placer County Air Pollution Control District (APCD) and Placer County Department of Environmental Health (DEH)
Phase B	Design Review for LDB	Placer County Design Review Committee (DRC)
	Improvement Plan for LDB Approval	Placer County Land Dev. Depts.
Phase C	Design Review for AJC	Placer County DRC
	Improvement Plan for AJC Approval	Placer County Land Dev. Depts.
Phase D	Use Permit for CES and WC	Placer County Planning Department
	Improvement Plan for CES Approval	Placer County Land Dev. Depts.
Phase E	None	None
Phase F	Approval of Hazardous Material Abatement Program for demolition of Buildings 15 - 18	Board of Supervisors Placer County APCD and Placer County DEH
Phase G	None	None
Phase H	Approval of Hazardous Material Abatement Program for demolition of Buildings 204B, 205B, 206B and 207A&B	Board of Supervisors Placer County APCD and Placer County DEH
Phase I	None	None
Phase J	Approval of Hazardous Material Abatement Program for demolition of Buildings 212A&B through 217A&B	Board of Supervisors Placer County APCD and Placer County DEH

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